003.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,200 / 975,200
					USE VALUE:	975,200 / 975,200
					ASSESSED:	975,200 / 975,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48	-50	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VELONIAS PLATON G ETAL/ TRUSTEE
Owner 2:	VELONIAS-LEMPROS REVOCABLE TR
Owner 3:	
Street 1:	2261 MASS AVE
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	VELONIAS PLATON G -
Owner 2:	LAMPROS MARIA -
Street 1:	2261 MASS AVE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2503 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	516,000	4,400	454,800	975,200
Total Card	0.114	516,000	4,400	454,800	975,200
Total Parcel	0.114	516,000	4,400	454,800	975,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.59 | /Parcel: 389.5

Legal Description

User Acct 2561

GIS Ref

GIS Ref

Insp Date 09/01/17

Entered Lot Size

Total Land:

Land Unit Type:

!255!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,200	4400	4,950.	454,800	975,400	975,400	Year End Roll	12/18/2019
2019	104	FV	385,700	4400	4,950.	483,200	873,300	873,300	Year End Roll	1/3/2019
2018	104	FV	385,700	4400	4,950.	352,500	742,600	742,600	Year End Roll	12/20/2017
2017	104	FV	395,400	4400	4,950.	307,000	706,800	706,800	Year End Roll	1/3/2017
2016	104	FV	395,400	4400	4,950.	261,500	661,300	661,300	Year End	1/4/2016
2015	104	FV	352,600	4400	4,950.	255,800	612,800	612,800	Year End Roll	12/11/2014
2014	104	FV	352,600	4400	4,950.	210,300	567,300	567,300	Year End Roll	12/16/2013
2013	104	FV	366,800	4400	4,950.	200,100	571,300	571,300		12/13/2012

PRINT

Date	Time
12/10/20	16:05:37

LAST REV

Date	Time
04/09/20	12:44:34

mmcmakin

255

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VELONIAS PLATON	74120-94	1	2/12/2020	Convenience	1	No	No		
VELONIAS PLATON	43382-583	1	7/28/2004	Convenience	1	No	No		
CALIRI JENNY S	43347-539		7/22/2004		626,000	No	No		
THOMPSON SUSAN	24875-335		9/23/1994		209,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2010	111	Redo Kit	6,000					REPL KIT CABS
3/23/1999	137	Redo Kit	9,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
12/13/2004	MLS	HC	Helen Chinal
9/20/1999	Info At Door	267	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	2561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11666667
Const Adj.:	0.98000199
Adj $ / SQ:	186.037
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	633953
Depreciation:	117915
Depreciated Total:	516037

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

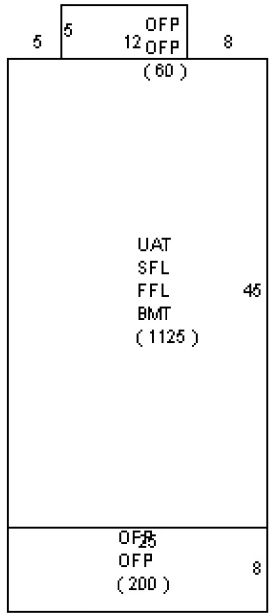
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.04
Special Features:	0	Val/Su Net:	123.56
Final Total:	516000	Val/Su SzAd	229.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	55.810	62,788
FFL	First Floor	1,125	186.040	209,292
SFL	Second Floor	1,125	186.040	209,292
OFP	Open Porch	520	19.280	10,025
UAT	Upper Attic	281	124.640	35,056

Net Sketched Area:	4,176	Total:	526,453
Size Ad	2250	Gross Are	5020	FinArea	2503
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400